MYSORE CITY MUNICIPALITY.

Notice dated 1st May 1920.

The following draft Building Bye-laws framed by the City Municipal Council, Mysore, in exercise of the powers conferred on them under Section 48 (1) (N and P) of the Mysore Municipal Regulation and in modification of the existing bye-laws on the subject, are published for general information. Any objection or suggestion with respect to these draft bye-laws may be made in writing, by any inhabitant of the Mysore City Municipality to the undersigned within one month from the date of the publication of these draft bye-laws in the *Mysore Gazette*, after the expiry of which time they will be taken into consideration together with such objections or suggestions.

Draft bye-laws for regulating buildings and other structures in the City of Mysore.

AMENDMENTS TO BUILDING BYE-LAWS.

STATEMENT OF OBJECTS AND REASONS.

The existing Bye-laws for regulating buildings in the City are not very clear and adequate in regard to certain points, *viz.*, area to be built on any site, margin to be left in front, provision for drainage, proper frontage, open space and ventilation of rooms and privies or waterclosets, etc. Amended bye-laws as per annexure are therefore approved of by Council.

The paragraphs of the existing bye-laws have been re-numbered, inserting the amended provisions in their proper places in square brackets.

Mysore,
1st January 1920.

C. SRIKANTESWARA AIYAR,
President,
City Municipal Council.

In supersession of the Bye-laws framed under Section 48 (1) (N & P), for the purpose of regulating Buildings and other structures in the City of Mysore and sanctioned in Government Proceedings No. 695—Ml. 69-14-125, dated the 23rd July 1915, the following draft Bye-laws are proposed for consideration.

I. Every person, intending to erect or re-erect within the meaning of Sections 92 to 96 of the Mysore Municipal Regulation, No. VII of 1906, any building in the City of Mysore shall give notice in writing of his intention to the President.

Notice to be given to President by person intending to build.

Such notice shall be accompanied with a site plan of the land on which the structure is proposed to be built, drawn to a scale of not less than 10 ft. to an inch, showing:—

(*a*) the position, nature and use of the existing buildings thereon, if any, and of the building and appurtenant out-buildings to be erected on the land,

(*b*) the area to be occupied by the building and out-buildings on the land,

(*c*) the names (if any) or description of the adjacent roads, or streets, bridges, culverts or buildings, and

(*d*) the number of the lot and the name or number of the block and street or road in which the land is situated.

II. The plans required to be produced under Section 96 of the Mysore Municipal Regulation shall be in duplicate and drawn to a scale of not less than 10 ft. to an inch.

Plan to be in duplicate.

It shall show in sections and elevations the plan of the ground floor and of each other floor, if any; the depth and thickness of the foundation; the height and thickness of the plinth and walls above the plinth; the thickness of the floor or floors; and the dimentions and structure of the roof.

The aforesaid plan shall further show the position of the line of frontage of the proposed building with reference to the adjacent side-drain of the street or road which the building faces or, if there be no such side-drain, with reference to the central line of the street or road.

Provided, that in the case of buildings of which the value will be less than Rs. 500, it shall be sufficient for the site plan to show, to the satisfaction of the President, without scale, the site of the proposed building and its position on the land, together with the position of the land with reference to adjacent buildings or lands.

[If the party so desires, the Municipal draughtsman will be ordered to prepare the necessary plan to the public on a payment, in advance, of ¼ per cent on the estimated cost of the building.]

The license and the plan shall always be available on the spot for inspection by Municipal authorities.

III. No piece of land shall be used as a site for the erection of a building intended for human occupation.

The regulation of the site.

[(a) if the building is to abut a street unless the site is of such a shape that the building can be made parallel to the line of the street.]

[(b) if the site on tanks or nallas filled up with or used for depositing rubbish offensive matter or sewage, unless such site has been certified by the President as fit to be built upon.]

(c) if the site is one which has been filled up with or used as a place for depositing excrementitious matter or carcases of dead animals or other filthy or offensive matter, until such matter shall have been properly removed to the satisfaction of the President or shall in his opinion have become innocuous.

[(d) unless the site is certified by the Health Officer to be dry and well drained or capable of being well drained.]

[(e) if the site is on a lower level than will allow its drainage to be led into some existing or projected sewer.]

Building not to be erected on a Municipal drain.

[IV. No building shall be erected over a Municipal drain.]

Pits not to be excavated in building sites.

V. No pits shall be excavated in the sites allotted for building dwelling houses.

Building sites not to be surrounded by lantana, etc.

VI. No building site shall be surrounded by a hedge of lantana, aloe, prickly-pear or other objectionable plant, or by a fence of barbed iron wire.]

Margin to be left between house and side drain.

VII. No new building shall be erected by any person the foundation of the wall of which along the road, street or lane, is less than 1½ feet from the side drain; but it shall be competent to the President of the Municipal Council to require a margin of land to any width not exceeding 3 feet, in cases in which he considers the same necessary. In such cases, a reasonable compensation shall be paid for any excess of land over 1½ feet with drain margin.

Level of plinth.

VIII. Every person who shall erect a new domestic building shall cause the same to be built with a plinth not below 1¼ feet above the general level of the ground around, and 1½ feet above top of side drain.

Footings of the walls of buildings to rest on solid grounds.

IX. The footings of the walls and the posts of the ground-floor of the building proposed to be erected should rest on solid ground or upon a sufficient thickness of concrete, or upon some solid and sufficient substructure as a foundation.

Provided that, where solid rock is met with, at or near the surface of the site of such building, *i.e.*, within 3 ft. of the level of the base of the wall, the footings may be omitted, if the surface of the rock be properly cleaned and stepped or jagged to receive the first course of masonry.

Eaves not to project beyond street drain.

X. The eaves of the buildings, sunshades to windows, water-spouts to drain roof water shall not project beyond the side street drain adjoining the house and the spouts shall be led down to the ground.

Steps not to project beyond outer-edge of side drain.

XI. The steps to get up the plinth from the road shall not project beyond the outer-edge, *i.e.*, the edge towards the house side of the drain.

Sun-shades not to be erected beyond outer-edge of the side drain.

XII. No sun-shades for shops either temporary or permanent shall be erected beyond the outer-edge, *i.e.*, the edge towards the house side of the drain.

Frontage.

XIII. Every house shall have a decent frontage in keeping with the surroundings and no perishable or inflammable materials shall be used for construction.

Area of site built upon.

XIV. [As a rule, on all sites measuring 100'×100' or more, no more than ½ the site shall be built upon. In all other cases, no more than ⅔rds of the site shall be built upon. In the case of sites and house abutting upon the roads hereunder specified, the President may in his discretion allow a larger extent than ½ or ⅔rds to be built upon. Houses shall not ordinarily be built contiguous to each other, except when the breadth of the site is less than 40 feet. Wherever practicable, a minimum clear space as fixed by the President shall be left between every two houses. The minimum in no case shall be less than 6' wide.]

(a) Santhepet from Devaraj Market to Junction of Ramavilas road and Santhepet roads.

(*b*) 'Elwal road from near Wesleyan Mission Boys' School to Nallapana

(*c*) Doddapetta from its commencement at the Clock Tower Square to Guard Lines.

(*d*) Kalamma temple road from its junction with the City Magistrate's junction with Bara Imam road.

(*e*) Benki Nawab road from its junction with Nooralli Shah Makan with the Bara Imam road.

(*f*) Ragi Mandi street from its junction with Benki Nawab road to D

(*g*) Dodda Angadi street from the point where it crosses the Ben Feeder channel to Gouligerbeedi chowk and from thereon to Hosakeri road.

XV. [In the case of all new buildings to be erected subsequent to the Bye-laws the height of the building (measure point of the roof) which abuts a road, street o not less than 12 feet wide, shall not as a rule be more than the width of t lane on which it abuts. In cases where the width of the road, street, or less, no storeyed building or buildings exceeding 12 ft. in height, measure point of the roof, shall be allowed.

Height of building.

[If any owner leaves an open space in front of his house, the open spac a part of the road, street or lane for the purpose of determining the height.]

XVI. [The depth of the building shall not be greater than double th to a maximum of 45', unless the President allow a greater depth, in the Extensions detached buildings.]

Depth of building in proportion to its frontage.

XVII. [(1) Every person who shall erect a new dwelling house shall dwelling-house, at the whole or at least one thereof intended to be inhabited shall ei wall abutting on the open air, or abut an having an area equal to not less than 1/10th of aggregate floor area of all thereon, and being not less in any direction than 8 feet across.

Open space around dwelling houses.

(2) He shall provide between at least two of the external walls a of the owner's premises, except where either of such walls faces a stree feet in width, an open space extending throughout the entire length o feet wide. He shall cause every interior open space required by this bye ed and kept free from any erection thereon and open to the sky and weather shade shall project or overhang the said open space more than o any side thereof, provided that such connecting passages may be allo shall deem necessary, such passages being open on one or both sides.]

NOTE.—*This bye-law shall apply mainly to the Extensions of applied to other parts of the City when the width of the site is not less President considers its application feasible.*

XVIII. [No building intended for h be allowed in the extensions on sites n feet by 50 feet.]

Buildings in extensions not to be allowed on sites less than 30 feet by 50 feet.

XIX. [(1) Every person erecting a building shall construct eve inhabited in such building except a room that the same shall be in every part a from the floor to the ceiling.

Height of rooms.

(2) He shall so construct every such room in the roof of such shall have an average height of at least 7 feet from the floor to the ce

(3) He shall so construct every such room that the same shall area of not less than 80 square feet, ex municates with another room by a parti to the roof or in such a manner that communication cannot be cut o

Superficial area of rooms.

(4) He shall so construct every such room that the same sha of doors or windows which open direct and have an aggregate opening equal to the floor space.]

Ventilation of rooms.

XX. [Where the staircase is inside a house and is not otherw it shall be ventilated at the top by mean

Construction and ventilation of

[In the case of buildings which in the opinion of the President of the Municipal Council are likely to be damp on account of the high level of the sub-soil water in the site, if the President deems it necessary damp-proof courses which shall consist of stone slabs laid in ...fied bricks or any other durable material impervious to moisture shall be laid ...oot of the walls of the ground floor and the top of basement which shall be ...e of the adjoining ground.]

Damp proof

[No shop or market place, manufactory, place of public resort, etc., shall be built in the midst of localities intended for residential purposes, unless three-fourths of the number of owners in the block or area affected agree to the same.

To be built in the midst of localities.

...e purposes of this bye-law it shall be competent to the President of the Municipal ...determine what is a residential area and what is not.

[Every householder is bound to conserve the house occupied by him and the grounds attached to the same. All such premises must be provided with a suitable drain constructed in accordance with ...supplied by the President, for the drainage of the house and compound, for the ...sullage water and sewage to the nearest existing street drain commanded by the ...house and the grounds pertaining thereto. The owner of the house is bound to ...such drains within 30 days from the date of the notice served on him by the Presi... ...g on him to construct the required drain or drains, in default, the President is ... order the construction of the required drain or drains at the owner's risk and

Of the premises.

[No person shall construct over a privy, whether new or old, any structure of any description. In the case of water closet, a closet may be permitted over a closet, provided proper drainage arrangements prescribed by and approved of by the President are effected.]

To be constructed

[Every person who shall erect huts or sheds or ranges or blocks of huts or sheds whether the same are to be used as dwellings or stables or for any other purposes, shall, if the President so require, build the same;

...d ranges.

...so that they may stand in regular lines with a free passage or way in front of ...and between every two lines of such width as the President may direct for ...ventilation and for facilitating scavenging.]

...with such and so many privies, latrines or urinals and such means of drainage ...as the President may require; and

...at such a level as will suffice for the means of drainage required.

[Every place other than a water-closet or bath room situated within any house, building or enclosure, and habitually used for the purpose of nature or for keeping human excreta, shall be considered to ...of latrine within the meaning of this bye-law.

Privy or Latrine.

Every person who shall erect a new building shall in connection with such ...whether it be a dwelling, chatram, agraharam and tenements, etc,, construct such ...of water closets or privies as shall be prescribed and approved of, in each case, by ...dent.

A person who shall construct a new privy, whether in connection with a building or not, shall construct such privy upon such site or in such position and manner only as shall be approved of by the President. Every privy shall have its floor of a material which ...mooth surface and which is impervious to water and shall have a smooth non-... coating of cement or of glazed tiles to a height of not less than 5 feet above the ...such privy.

To be constructed on sites by the President.

[A person who shall construct a privy in connection with a building shall not, without the written permission of the President, construct such privy within a distance of 20 feet from any well, spring or stream of water used or likely to be used by man for drinking ...domestic purposes, or for manufacturing drinks for the use of man, or otherwise ...position as to render any such water liable to pollution.]

...y of privies to water

[Every person who shall construct a privy in connection with a building shall so construct the same as to leave an external air space of not less than 4 feet in width from the building and open to the ...nding such privy on every side thereof except the entrance side where any gallery ...communicating with such privy, shall be not less than 3 feet in width, and shall

...ining privies.

Ventilation of privies.

XXXI. Every person who shall construct a privy in connection with a building, shall provide such privy with a sufficient opening or with sufficient openings for ventilation to the satisfaction of the President, and such opening or openings shall be as near to the top as practicable and shall communicate directly with the external air.]

Cleaning of latrines and manure pits

XXXII. [Uncleaned latrine pits, sewage pumps, within the precincts and in proximity to a house shall be cleaned and filled up within two days' notice to that effect from the President, unless the President considers it necessary in any particular case or cases to extend the period.]

Contraventions of bye-laws to be amended.

XXXIII. (I) In every case where a person erecting a building shall at any reasonable time, during the progress or after the completion of the erection of such building, receive from the President notice in writing specifying any matters in respect of which the erection of such building may be in contravention of any bye-law relating to new buildings and requiring such person within a reasonable time which shall be specified in such notice, to cause anything done or which has been omitted to be amended or done in conformity therewith, such person shall within the time specified in such notice, comply with the several requirements thereof, so far as such requirements relate to matters in respect of which the erection of each building may be in contravention of any such bye-law.

Notice of completion of amendment.

(2) [Such person, within a reasonable time after the completion of any work which may have been executed in accordance with any such requirement, shall deliver or send or cause to be delivered or sent, to the President at his Office, notice in writing of the completion of such work.

Notice of completion of buildings.

XXXIV. [Every person, who shall erect a building shall, within one month after the completion of the erection of such building, deliver or send, or cause to be delivered or sent, to the President, at his office notice in writing of the completion of the erection of such building.]

Incomplete buildings to be completed within one year of notice and in default President to complete and recover cost or demolish.

XXXV. [Any person who shall be given a license for erecting a new building in accordance with the aforesaid bye-laws, and shall leave the same incomplete for any length of time exceeding six months shall be bound, on being served with a notice in this behalf, to finish and complete the building within a reasonable time to be fixed by the President, for completion of the same. In default, the President shall be competent to take needful action under section 131 of the Mysore Municipal Regulation.]

Person called upon to modify or ventilate his building to do so within one month.

XXXVI. Any person who may be called upon by the President to modify, alter or ventilate his building with a view to improve ventilation or sanitation, shall do so within one month from the date of notice from the President calling upon him to do so, or such further period as in regard to the circumstances of the case the President may deem proper to fix.

Person intending to build may apply to President for information.

XXXVII. If any person has any doubt or difficulty as to the true intent or meaning of any matter connected with these rules or the requirements thereof, he may before giving notice, in writing, of his intention to erect or re-erect any building, apply to the President who shall upon receipt of such application, give the said person within a week, such information as in the circumstances may be necessary.

Penalties.

XXXVIII. Every person who shall commit any breach of any of the foregoing bye-laws shall be punishable with fine which may extend to Rs. 200/, on conviction before a Magistrate, as provided in the Municipal Regulation, VII of 1906, Section 96 (5).

Sanction of President or delegate to be *prima facie* evidence for the doing or omitting of doing anything under these bye-laws.

XXXIX. Whenever under any of the foregoing bye-laws the doing or the omitting of doing a thing or the validity of anything depends upon sanction, permission, approval, order, direction, requisition, notice or satisfaction, of the President, a written document signed by the President or, by any Municipal Officer to whom the President may have delegated his powers, duties or functions in the behalf, purporting to convey or set forth his sanction, permission, approval, order, direction, requisition, notice or satisfaction, shall be sufficient *prima facie* evidence of such sanction, permission, approval, direction, requisition, notice or satisfaction.

XL. An appeal shall lie to the Council from any order passed by the President in exercise of the powers vested in him by these bye-laws. Such appeal shall be filed within 60 days from the date of the communication to the party of the order appealed against.

NOTE.—*In all cases in which under these bye-laws dimensions are prescribed, the President shall have power on application being made to that effect, to permit such dimensions being modified.*